



**CITY OF SUNNYVALE
REPORT
Planning Commission**

February 13, 2006

SUBJECT: **2005-1228 – Jack May** [Applicant / Owner]: Application located at **1165 East Arques Avenue** (near Lawrence Expressway.) in an M-S (Industrial & Service) Zoning District.

Motion Use Permit on a 3.3-acre site to allow a modified plan for an approved self-storage use including increased floor area for a total of 135,554 square feet and 3-story buildings within the center of the site

REPORT IN BRIEF

Existing Site Conditions Vacant lot

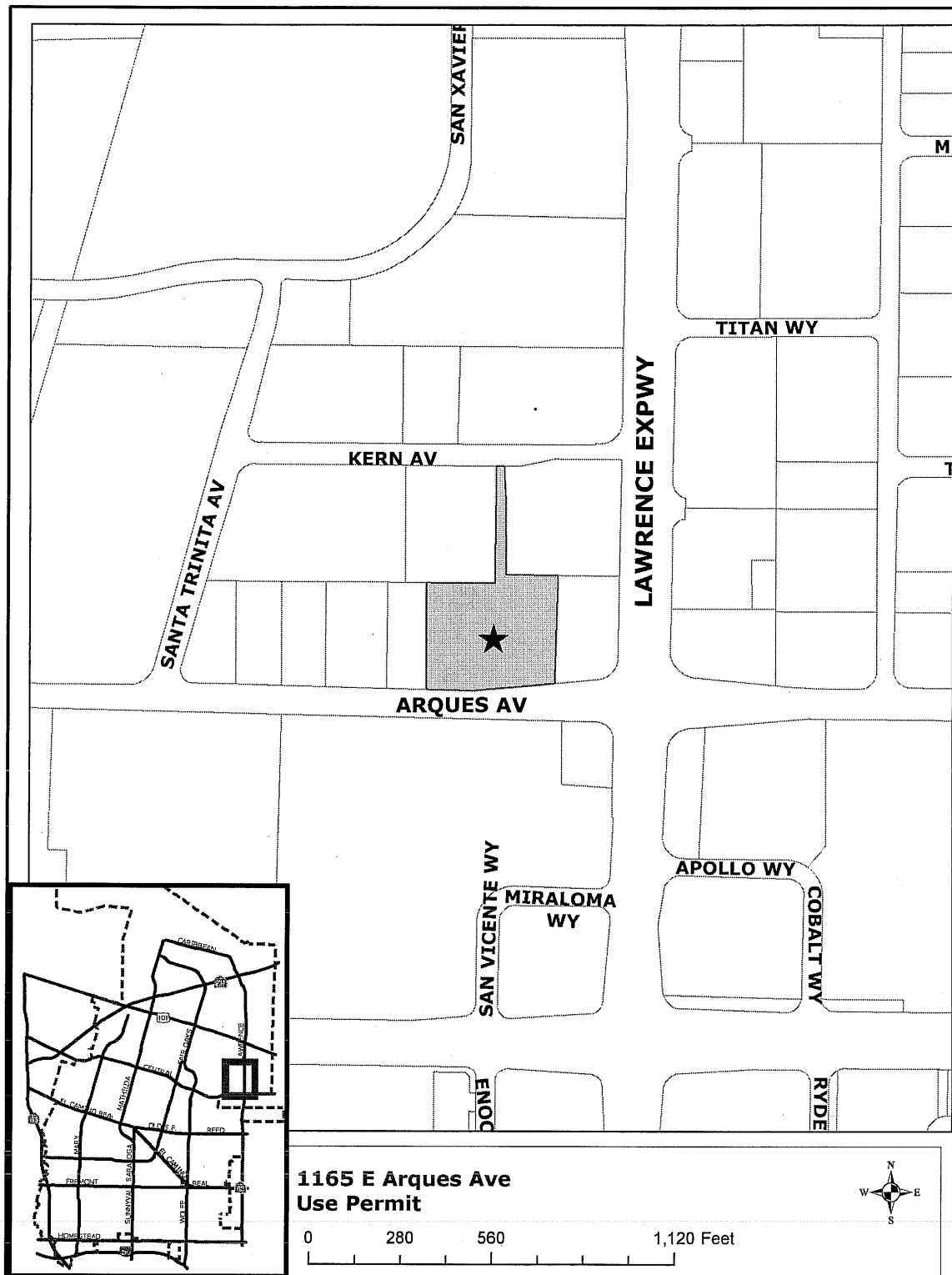
Surrounding Land Uses

North	Industrial
South	Industrial Office
East	Medical Office
West	Day Care Facility

Issues Aesthetics

Environmental Status A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial and Service	Same	Industrial and Service
Zoning District	MS	Same	MS
Lot Size (s.f.)	142, 877	Same	22,500 min.
Gross Floor Area (s.f.)	0 (57,176)	135,554	No max.
Lot Coverage (%)	0% (Approx. 22%)	40%	45% max.
Floor Area Ratio (FAR)	0% (40%)	95%	No max.
No. of Buildings On-Site	0 (2)	8	By Permit
Building Height (ft.)	N/A (25')	34' 6"	75' max.
No. of Stories	N/A (2)	1, 2, & 3 story buildings	8 max.
Setbacks (Facing Property)			
• Front	N/A (52')	35'	35' min.
• Left Side	N/A (20')	19'	No min. (20' combined)
• Right Side	N/A (160')	1'	No min. (20' combined)
• Rear	N/A (65')	38'	No min.
Landscaping (sq. ft.)			
• Total Landscaping	(8,090)	27, 109	28,575 (20% of lot)
• Frontage Width (ft.)	(12' – 23')	35'	15 ft. min.
• % Based on Floor Area	(14%)	28%	min.
Parking			
• Total Spaces	0 (150)	7 in lot, plus garage, and additional parking allowed in front of units	42 min. (see "Parking Section" of report)

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
• Accessible Spaces	0	1	1 min.
• Aisle Width (ft.)	(Unknown)	29'	26' min.
Stormwater			
• Impervious Surface Area (s.f.)	0 (Approx. 138,860)	107,039	130,118

() - denotes previous data of demolished AMD buildings

ANALYSIS

Description of Proposed Project

The proposed Use Permit is for a modified plan of a previously approved self-storage project at 1165 East Arques Avenue. The new proposal would allow for increased floor area and three three-story (previously two stories) buildings within the center of the site. The original plan for a self storage site was approved on February 14, 2005.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2005-0033	Use Permit for self-storage use	Planning Commission / Approved	2/14/05
1986-0197	Use Permit to allow Extension of Fenced Yard	Planning Commission / Approved	7/23/86
1970-0458	Use Permit to allow an Unenclosed Tank Farm	Planning Commission / Approved	2/25/70

Environmental Review

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study).

Remediation work for the contamination of the site is currently underway for this site. The work is being overseen by the Regional Quality Control Board. During demolition work a transformer containing PCBs was spilled at the site. The cleanup of the site is scheduled to be complete in April. At that time AMD will complete any remaining clean-up of the site. This process should take an additional 60 days.

Use Permit

Detailed Description of Use: The proposal includes seven buildings that vary in size and include one, two, or three stories. By nature of the use, the self storage buildings will not create substantial congestion to and within the site. A decrease in potential traffic to the site from the previous industrial use is expected. Consistent with the previous proposal, the business hours are expected to be from 7am to 7pm weekdays and 9am to 6pm on the weekends. There are no surrounding residential uses adjacent to the site. An on-site manager who resides on the site will provide 24-hour surveillance for the site. Approximately 1,178 square feet of retail and office space is also allocated in the two-story building facing the street.

The applicant has also indicated that no hazardous substances would be permitted by patrons on the site. Staff has included this statement as a Condition of Approval 16B.

Site Layout: The original proposal included eight buildings, including three two-story storage structures. The modified plan would include seven buildings, including three three-story buildings. A manager's unit is also located above an office area on one of the buildings facing the street. See "Site Plan" on page 2 of Attachment D for more detail. Five buildings located in the interior of the site (3 two-story) are positioned perpendicular to the street while two buildings are parallel to East Arques Avenue.

Trash Enclosure: A trash and recycling enclosure is located in front of storage building "E" near the entrance to the site. The enclosure will not be visible from neighboring sites. The applicant is required, per Condition of Approval #11A to provide a waste management plan prior to approval of building permits.

Stormwater Management: The applicant has submitted a preliminary Stormwater Management Plan that includes the use of porous pavement (grasscrete), hydrodynamic separator, and underground detention. The City of Sunnyvale requires Stormwater Management Plans to be certified by a qualified third party consultant prior to issuance of building permits.

Architecture: The proposed buildings will be constructed of masonry block with aluminum panel sections that are painted blue and grey. Arched aluminum corrugated roofs are incorporated within the three story buildings of the project. A waved canopy featured has also been added to the larger buildings. The taller buildings also utilize reflective glass material along the front elevation. The one story storage buildings will be constructed of a masonry block with a blue parapet top that could potentially screen any equipment that is positioned on the roof. The applicant has incorporated a random shading pattern within the masonry block portion of the one-story buildings. Staff is recommending additional detail and variation within each elevation. Furthermore, staff is recommending more detail to be added to the three-story buildings along elevations not facing the street (Conditions of Approval #3A & B).

The following Guidelines were considered in the analysis of the project architecture.

Industrial Design Guidelines (Architecture)	Comments
<i>B1. New buildings shall maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.</i>	The proposed buildings provide an upscale design for a self-storage use.
<i>D2. Roofs shall be an integral part of the building design. Proposed parapets and roof screens shall be integrated into the roof design. The material and color of roof screens shall appear identical to those in the roof or building</i>	The arched roof design of the buildings is a predominant feature to the proposed architecture on the site. All roof equipment would be screened by a blue parapet that is positioned around the perimeter of each building.

Landscaping: The proposal meets the required 20% landscaping with approximately 27,109 square feet. Due to the nature of the proposed use, the majority of the landscaping proposed for the site will be located at the south and west side of the site. Additional locations at the corners of the buildings will also provide vegetation. Grasscrete (porous pavement) will be installed along the rear of the property in an effort to meet stormwater runoff requirements.

The site was demolished during the summer. Six protected magnolia trees remain along the frontage of the lot. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The proposal would include 21 new trees of varying species for the site. Proposed landscaping along the western portion of the site will provide a more attractive buffer to the adjacent day care facility. The preliminary plan

indicates 6 new trees (Flowering Pear) along this portion of the site. Originally the site contained 21 protected trees (including the six magnolia trees that were preserved) Consistent with the previous proposal, staff is recommending Condition of Approval 7A(3) that all “protected” trees that are removed shall be replaced with the equal amount of 36-inch box trees.

As required by Municipal Code, a sidewalk will be configured along the street side of the property. The site currently contains six magnolia trees along this portion of the site. The design of the sidewalk must be configured around these existing trees (Condition of Approval #7B)

The following Guidelines were considered in analysis of the project landscaping.

Industrial Design Guidelines (Landscaping)	Comments
<i>B1. A minimum of a 15 foot wide landscape strip shall be provided along all public street frontages of projects.</i>	The proposed project includes 35 feet of landscaping between the building and East Arques Avenue.
<i>A7. New sidewalks shall be integrated into the existing frontage landscaping to maintain street continuity. Where new sidewalks are required, mature trees and landscaping should be preserved as much as possible by meandering sidewalks around them</i>	A new sidewalk that is configured along the street frontage of the site and around the existing magnolia trees will be installed.

Parking/Circulation: The main entrance and exit to the site is located at the center of the property along East Arques Avenue. A security gate is positioned behind the proposed parking area. A portion of the property extends north to Kern Avenue through a paved driveway. Currently, this area is designated as an easement to a neighboring property. The proposed project would allow access to this area only for maintenance vehicles. This driveway is also gated to prevent access by patrons of the self storage.

Due to the nature of the proposed self-storage use, staff considers required parking area for the site can be met through parking within the interior of the lot, along the buildings and in front of the storage units. These spaces would be used sparingly by patrons during business hours. A total of seven guest spaces are provided near the entrance/exit area. A two-car garage is also provided for the manager of the site underneath the two-story building.

A chain link fence and secured gates are located at three locations on the property. A secondary access is shared with the neighbor to the west. The

main gated entrance/exit at the center of the site will allow secured access for patrons of the site.

Art in Private Development: This project is subject to the Art in Private Development requirements of Chapter 19.52 of the Sunnyvale Municipal Code as it is located on a lot of more than two acres. The applicant has been working with the Arts Commission staff to meet the City's requirements for art on commercial sites and develop a design appropriate for the site. Due to modifications to the original development proposal, the applicant will revise this plan to meet the requirement. See "Applicant's Project Description" on Page 2 of Attachment #E for more detail. Condition of Approval #5 ensures that this requirement will be met. Preliminarily, the applicant has indicated mural designs will be incorporated along the façade of the buildings facing the street. An additional location along the wall facing the neighboring daycare facility will include murals.

Compliance with Development Standards/Guidelines: Per Conditions of Approval, the proposed project complies with all development standards and Zoning Code Requirements.

Expected Impact on the Surroundings: The revised project will enhance the streetscape of the surrounding area by replacing a previously vacant deteriorating industrial building (now demolished) with a new storage facility of high-quality design. The traffic impacts are also expected to be minimal for the proposed change of use.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Transportation Fee: The proposed self-storage facility will not require a Traffic Impact Fee as the new use will not increase peak hour trips to the site as compared to previous research and development offices. No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Planning Commission Study Session: A study session was held by the Planning Commission on January 23, 2006 regarding this proposal. Discussion of this proposal included additional detail of the walls facing adjacent properties. As noted in the "Architecture" section of the report, staff will work with the applicant to provide additional treatment to these facades.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 22 notices mailed to the property owners and residents within 300 ft. of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Use Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

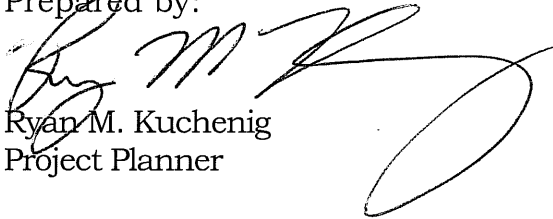
Alternatives

1. Adopt the Negative Declaration and approve the Use Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit with modified conditions.
3. Adopt the Negative Declaration and deny the Use Permit
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

Recommendation

Alternative 1.

Prepared by:



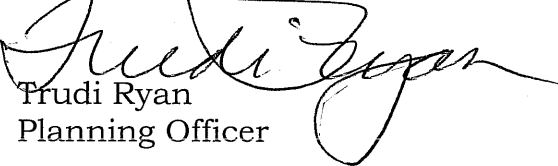
Ryan M. Kuchenig
Project Planner

Reviewed by:



Gerri Caruso
Principal Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Letter from the Applicant

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Policy N1.3 – *Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.*

The proposed use provides support for commercial, industrial businesses as well as residents within the city. The site is conveniently located near major arterials.

Land Use and Transportation Action Statement- N1.1.1 – *Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.*

The proposed commercial self-storage use is appropriately located within an industrial neighborhood and will have minimal impact to current traffic circulation in the vicinity. The use generates relatively less traffic and noise than other commercial and industrial uses in the area.

Community Design Sub-Element Goal 2.5B – *Goal 2.5B Create an attractive street environment which will compliment private and public properties and be comfortable for residents and visitors.*

The modified design of the three-story buildings is a significant visual improvement to the previously vacant building that had occupied the site previously. The redevelopment of the site includes attractive landscaping through patterned layout of vegetation and trees along the street side of the property. A new sidewalk along East Arques Avenue will also benefit pedestrians near the site.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project redevelops a site that is currently vacant and deteriorating. The proposed commercial use is appropriately located along a major street that is convenient for residents as well as businesses.
2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because impacts to adjacent uses are not significant. Noise and traffic impacts should not increase from the previously occupied use. Upgrades to landscaping on the site will also improve the visual impact from the surrounding area.

Recommended Conditions of Approval - Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Use Permit for the self-storage use shall expire if the use is discontinued for a period of one year or more.
- E. The Use Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.
- G. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The modified plans shall include additional details to the façades of the one story buildings along each elevation. These modifications may include shading, color or alternative pattern features.
- B. Additional detail shall be added to the three-story buildings not facing Arques Avenue.
- C. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.

4. EXTERIOR EQUIPMENT

- A. Individual air conditioning units shall be screened with architecture or landscaping features.

5. ART REQUIREMENT

- A. Comply with the art in private development requirements as noted in Sunnyvale Municipal Code 19.52 for art approval, installation and maintenance including the following requirements:
 - 1. Developers must allocate an amount for artwork equal to one percent of the construction valuation of the project, based on the building permit valuation provided by the chief building official. In the event of multi-phased development, valuation shall be based on the cost of all phases, even though all phases may not be completed at the same time.
 - 2. No building permit will be issued for any building, expansion, or portion thereof, pursuant to Sunnyvale Municipal Code section 19.52.060 until a permit for required artwork has been issued pursuant to Sunnyvale Municipal Code section 19.52.060.

6. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building.
- C. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle" (For definition, refer to Vision Triangle brochure or SMC 19.12.040(16), SMC 19.12.050 (12))

7. LANDSCAPING

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
1. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
 2. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
 3. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size. Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
 4. All areas not required for parking, driveways or structures shall be landscaped.
 5. For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building.
- B. A new sidewalk shall be configured on the property along East Arques Avenue. The sidewalk shall be configured so as to preserve the existing Magnolia trees.

8. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:

1. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

9. LIGHTING

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
- B. Sodium vapor (of illumination with an equivalent energy savings).
- C. Provide photocells for on/off control of all security and area lights.
- D. All exterior security lights shall be equipped with vandal resistant covers.
- E. Wall packs shall not extend above the roof of the building.
- F. Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements.
- G. Pole heights not to exceed 24 feet above grade.
- H. Out-of door loudspeakers shall be prohibited.

10. PARKING

- A. The garage spaces designated for the on-site manager shall be maintained at all times so as to allow parking of two automobiles.

11. RECYCLING AND SOLID WASTE

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.

12. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.

- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.

13. ROOF/ROOF SCREENS

- A. Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view to meet code requirements as noted in Sunnyvale Municipal Code Section 19.38.020.

14. SIGNS

- A. Obtain a separate sign permit for any proposed signs.

15. STORAGE

- A. Unenclosed storage of any motor vehicle shall be prohibited.
- B. No hazardous materials shall be stored within any of the storage units.
- C. Self-storage units shall be used for the purpose of goods only. The units are not to be used for business operations.

16. TRAFFIC/ROAD IMPROVEMENTS

- A. Install stop sign at main driveway exit.

17. UNDERGROUND UTILITIES

- A. All proposed utilities shall be undergrounded.

18. VEHICLES

- A. No vehicles or trailers shall be advertised for sale or rent on the site and nor vehicle sales, leasing or rentals shall be conducted at the site.

19. MISCELLANEOUS

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site.